GOVERNMENT OF INDIA
URBAN DEVELOPMENT AND POVERTY ALLEVATION
LOK SABHA

UNSTARRED QUESTION NO:2963
ANSWERED ON:11.03.2003
NORMS ADOPTED BY CPWD
BALIRAM

Will the Minister of URBAN DEVELOPMENT AND POVERTY ALLEVATION be pleased to state:

(a) whether it is a fact that the norms adopted for the construction and maintenance of official accommodations are around 10 to 15 years old and have become redundant;

(b) if so, whether the Government propose to make a provision of exhaust fans, netted doors and windows in the official accommodations of Type-I by making amendments in the CPWD norms;

(c) if so, the details thereof; and

(d) if not, the reasons therefor?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT & POVERTY ALLEVIATION (SHRI PON RADHAKR)

(a): The financial norms regarding cost of construction and maintenance of official accommodation are updated every year by way of issue of Cost Index. The specifications adopted are revised from time to time. The last revision of specifications for construction of Type I to Type III quarters was done in the year 1989 and for Type IV in 1992.

(b)to(d): No, Sir. At present, there is no proposal for providing exhaust fans, netted doors and windows in Type I quarters. Netted windows are provided only in kitchens. However, additional facilities can be provided on the request of the allottee under the scheme `Permissible additions/alternations on allottee`s request` as per Annexure.

ANNEXURE

ANNEXURE REFERRED TO IN REPLY TO PARTS (b)to(d) OF LOK SABHA UNSTARRED QUESTION NO. 2963 FOR 11.3.2003

PERMISSIBLE ADDITIONS/ALTERATIONS OF ALLOTTEE`S REQUEST

1. For additions/alterations in flat/quarter only following items of work are carried out:

A: CIVIL WORKS

(I) Items where 10% of the estimated cost is charged from allottees:

(i) Renovation of kitchen including breaking of chemney wherever existing, marble/Kota stone on working platform, proper sink and drainage board, white glazed tiles in dado and renovation of shelves etc.

(ii) Renovation of toilet with marble flooring and white glazed tile dado including connected pipe work and chromium plated fittings.

(iii) Under ground water tank/loft tanks including connected pipe work.

(iv) Wire-gauze shutters for doors/windows.

(v) Wash basin with looking mirror and glass shelves etc.

(vi) Provision of additional cupboards.

(vii) Creation of additional enclosed space by covering verandah etc.

(viii) Pelmets/curtain rods/grills in windows.

(ix) Provision of magic eye and other security related fixtures on entrance door/doors.

(x) Barbed wrire fencing with Iron Gate around the quarters.

II. Items where 20% of the estimated cost is charged from allottees:

(i) Bamboo Thattis.

(ii) Provision of collapsible shutters in the stairs area.

III. Items where 100% of the estimated cost is charged from allottees:

(i) Pavement areas around premises with suitable material in an approved manner.

(ii) Changing of Indian W.C. to European W.C. & vice-versa.

(iii) Change of flooring.

(iv) Change in the type finishing of walls with superior materials/paints.

(v) Change of colour scheme internally including painting etc.

(vi) Provision of partitions by split bamboos, chicken mesh, wood substitutes etc. inside the house and out side between house & servant quarters.

(vii) Provision of temporary sheds for car/scooter and also for pet animals.

(viii) Modifications in varandahs by way of partitioning and addition/removal of doors/windows etc.

B: ELECTRIC WORKS

(I) Items where 10% of the estimated cost is charged from the allottees:

(i) Provision of additional power points/light points.

(ii) Provision of additional sockets for ACs (Industrial type).

(iii) Changing of light brackets.

(iv) Provision of fluorescent tubes instead of incandescent lights.

(v) Provision of additional light points.

(vi) Provision of additional call bells, including call bell point from main house to servant`s quarters.

(II) Items where 100% of the estimated cost is charged from the allottees:

(i) Provision of additional ceiling fans/exhaust fans.

(ii) Provision of fancy light fittings.

(iii) Provision of additional compound lights and lights at gate pillars (Except for Type VII & VIII).

(iv) Provision of floodlights surrounding the house.

(v) Provision of heaters/geysers/booster pumps including A/A in wiring & plumbing work.

(vi) Provision of compact fluorescent lamps & fittings.

(vii) Changing of cable from feeder pillar to house, if required due to increased load in the house.

ll. Ceiling limit of addition/alteration works to be carried out for different types of quarters during a financial year are given below. The items of work for which allottee is required to pay 100% cost are not bound by these limits:

TYPE OF QUARTERS	EXISTING MONETARY CEILING (RUPEES)
I	2900
II	4000
III	4000
IV	10500
DI and DII flats	21700
CI and CII flats	26000
VII and VIII	39000